185.0	0003	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,106,700 / 1,106,700
					USE VALUE:	1,106,700 / 1,106,700
					ASSESSED:	1,106,700 / 1,106,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
272		FLORENCE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CASSIDY DONALD
Owner 2:	DEEMYS CHRISTA
Owner 3:	
Street 1:	272 FLORENCE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MASSARO MARY & JOSEPH -
Owner 2:	-
Street 1:	272 FLORENCE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 10,430 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1959, having primarily Wood Shingle Exterior and 2689 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10430.000	592,800	900	513,000	1,106,700
Total Card	0.239	592,800	900	513,000	1,106,700
Total Parcel	0.239	592,800	900	513,000	1,106,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 411.60 | /Parcel: 411.6

Legal Description

User Acct 124387

GIS Ref

GIS Ref

Insp Date 07/21/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 185.0-0003-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	592,900	900	10,430.	513,000	1,106,800	1,106,800	Year End Roll	12/18/2019
2019	101	FV	441,600	1000	10,430.	513,000	955,600	955,600	Year End Roll	1/3/2019
2018	101	FV	377,300	1000	10,430.	432,400	810,700	810,700	Year End Roll	12/20/2017
2017	101	FV	377,300	1000	10,430.	395,800	774,100	774,100	Year End Roll	1/3/2017
2016	101	FV	377,300	1000	10,430.	337,100	715,400	715,400	Year End	1/4/2016
2015	101	FV	371,100	1000	10,430.	293,200	665,300	665,300	Year End Roll	12/11/2014
2014	101	FV	371,100	1000	10,430.	271,200	643,300	643,300	Year End Roll	12/16/2013
2013	101	FV	371,100	1000	10,430.	258,000	630,100	630,100		12/13/2012

!14367!

PRINT

Date	Time
12/11/20	04:13:36

LAST REV

Date	Time
10/31/18	11:15:05
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14367

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MASSARO MARY &	1268-178		5/30/2003		370,000	No	No		
MASSARO MARY &	1072-182		8/23/1990	Family		No	No		
	663-89		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/14/2005	681	Addition	50,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2018	MEAS&NOTICE	HS	Hanne S
11/12/2008	Measured	336	PATRIOT
8/31/2003	MLS	MM	Mary M
4/17/2000	Inspected	264	PATRIOT
1/13/2000	Mailer Sent		
1/5/2000	Measured	163	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	124387
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10430		Sq. Ft.	Site		0	70.	0.70	7									513,034						513,000	

Total AC/HA: 0.23944 | Total SF/SM: 10430 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 513,034 | Spl Credit | Total: 513,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	NATURAL		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.04050875
Const Adj.:	0.99495000
Adj $ / SQ:	129.407
Other Features:	105750
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	621427
Depreciation:	28586
Depreciated Total:	592841

COMMENTS

CRAWL. WIP RECK 7/09.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

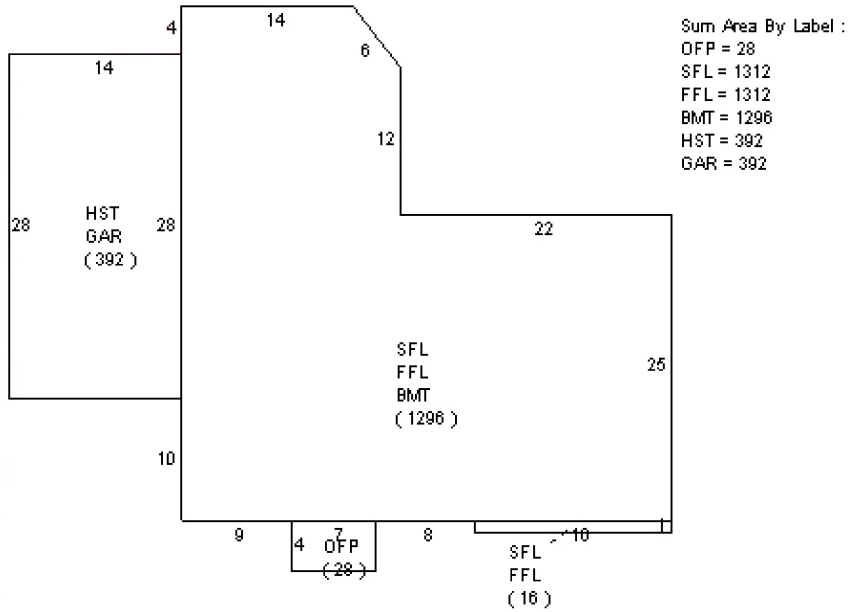
No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	156.58
Special Features:	0	Val/Su Net:	134.57
Final Total:	592800	Val/Su SzAd	220.47

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,312	129.410	169,782
BMT	Basement	1,296	38.820	50,313
SFL	Second Floor	1,181	129.410	152,804
GAR	Garage	392	21.270	8,338
HST	Half Story	196	129.410	25,364
OFP	Open Porch	28	43.780	1,226

Net Sketched Area:	4,405			Total:	407,827
Size Ad	2688.8000	Gross Are	4732	FinArea	2689

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 185.0-0003-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	16X18	A	AV	2007	3.55	T	9.6	101			900			900

More:	N	Total Yard Items:	900	Total Special Featues:		Total:	900